

1st line

PRESALE FROM

190 000\$

GATED COMPLEX OF VILLAS BY MELASTI BEACH

April
2025

63 villas

17% ROI





room tour





room tour





room tour



BALI IN NUMBERS

300%

Increase in the value of land since 2017

5%

Annual growth GDP of the country

12-15%

Average ROI by market

73%

The average occupancy rate in 2023

207 \$

Average daily rental price

1ST PLACE

In the category "the most desired tourist place after the removal of restrictions" according to Booking.com

Booking.com

2ND PLACE

In the Traveller's Choice Award categories "The most popular tourist destination in the world in 2003" according to Tripadvisor

 **Tripadvisor**

4TH PLACE

In the world in the rating of investment attractiveness according to Forbes

Forbes



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ABOUT PROJECT

A closed complex of villas with ocean views

2 MINUTES

- from Melasti, the most popular beach in Bali
- from large infrastructure facilities ((restaurants, shopping and business centre)
- from the children's football academy



25

minutes from
the airport
on the new route



our own
restaurant
complex



our own
management
company



LOYO
relax



63 villas

1st line

26 VILLAS

2nd line

23 VILLAS

3rd line

14 VILLAS

with infinity
pool





SAVAYA
BALI

PARQ
BLUE

MELASTI
BEACH

Melasti
Dream

14 MIN

2 MIN

2 MIN

25 MIN
to Ngurah Rai
International Airport

Pantai Argani

Melasti Beach

Southernmost Point
Of Bali Island

Tanah Barak C

2 MINUTES FROM MELASTI BEACH

ONE OF THE MOST PICTURESQUE BEACHES IN BALI



14 MINUTES FROM SAVAYA BALI

BEST BALI CLIFF CLUB AND RESORT 2021, 2022, 2023

One of the most visited places among the guests of Bali.
Ocean view, infinity pools and high DJ playgrounds.



25 MINUTES TO NGURAH-RA AIRPORT

BALI INTERNATIONAL AIRPORT

The journey along the new four-lane route from the airport to the peninsula takes less than half an hour, which makes the project as promising as possible





+25-30%
profitability
from renting a villa

CONCEPT LOYO RELAX

Our complex ideal
for a romantic stay,
thanks to the implemented
LOYO Relax concept:

1

**Equipped yoga area
in the villa**

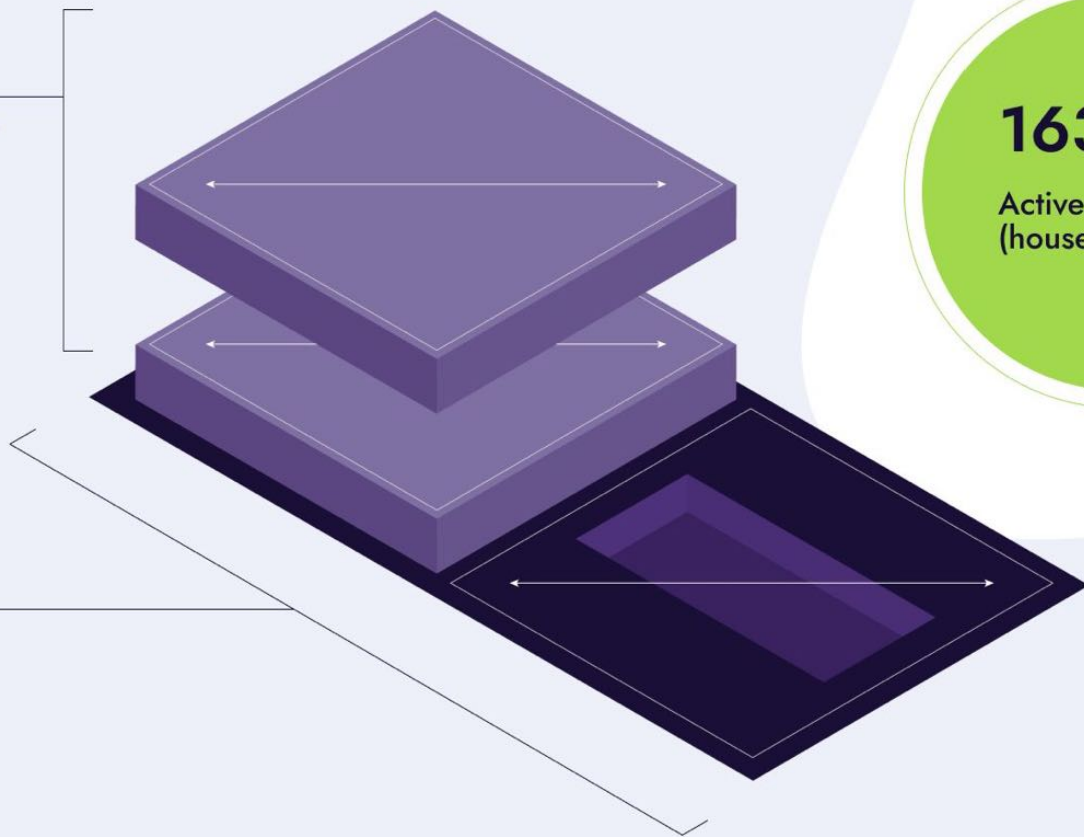
2

**Personal concierge
service**

- Reservation of restaurants and SPA
- Personal training (yoga pilates stretching)
- On-sit SPA in your villa
- Breakfasts and romantic dinners at the villa
- Excursions and guides

100 M²

The area of the house



115 M²

Land area

163 M²

Active useable area
(house + garden)

TWO-BEDROOM VILLA

PRICE FROM OT 190 000\$

100 M²
land area

102 M²
house area

2
floors

13,6 M²
kitchen

20,5 M²
living room

2,7 M²
bathroom

4,5 M²
shower room 1

16,4 M²
bedroom 1

15,5 M²
bedroom 2

4,3 M²
shower room 2 ladder

3 M²

3,4 M²
hall 1

2,7 M²
hall 2

5,1 M²
every balcony



ROI
17%



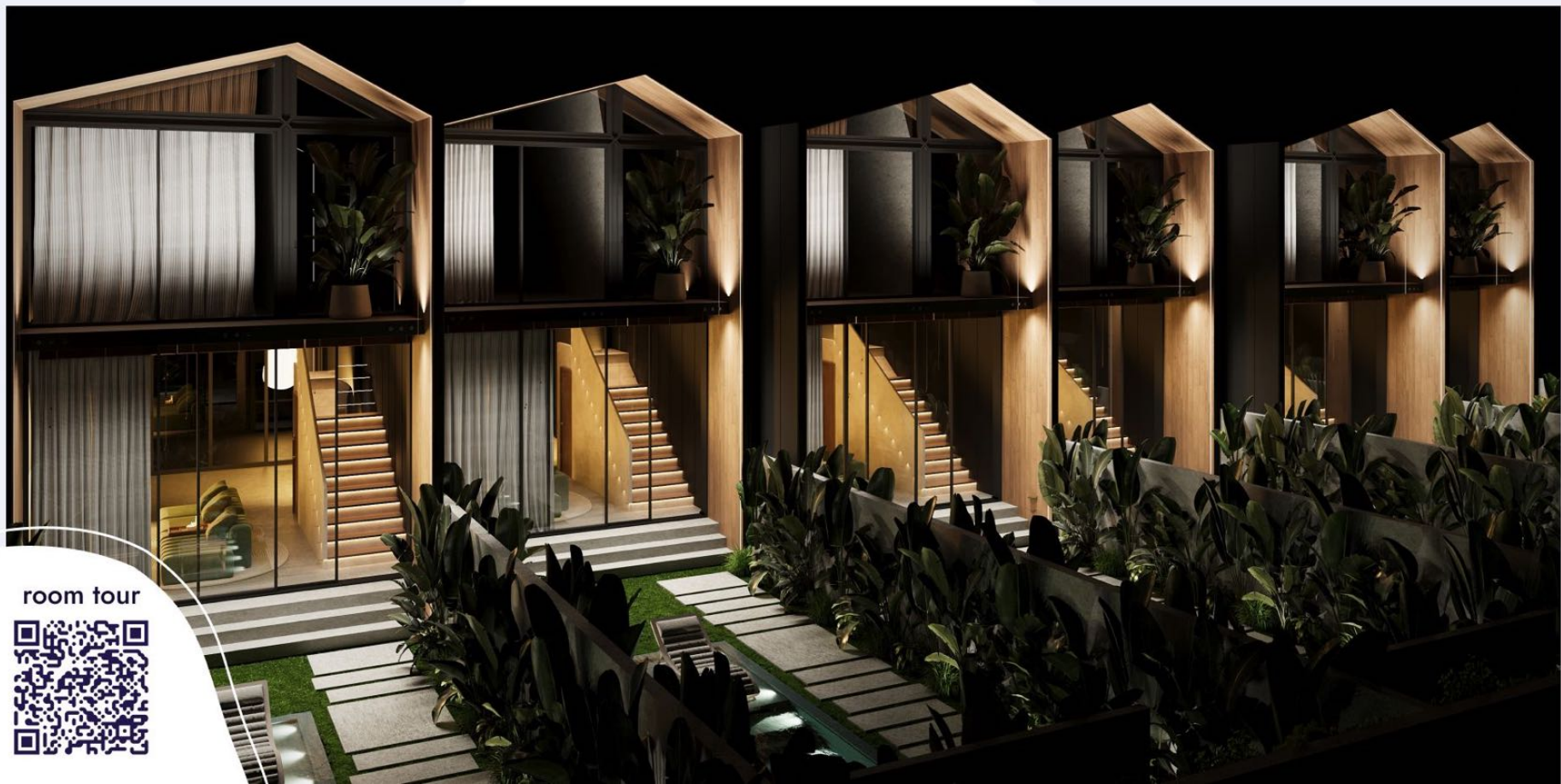
room tour





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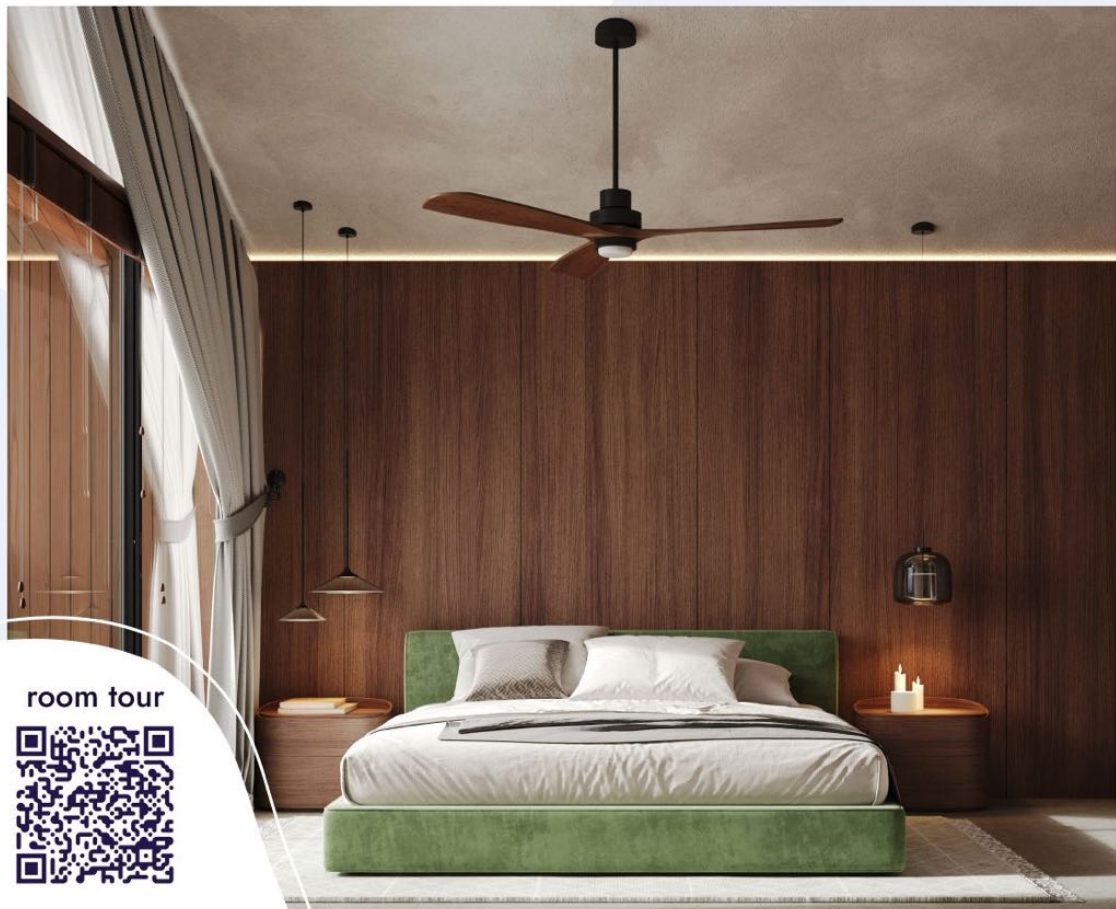
room tour





room tour





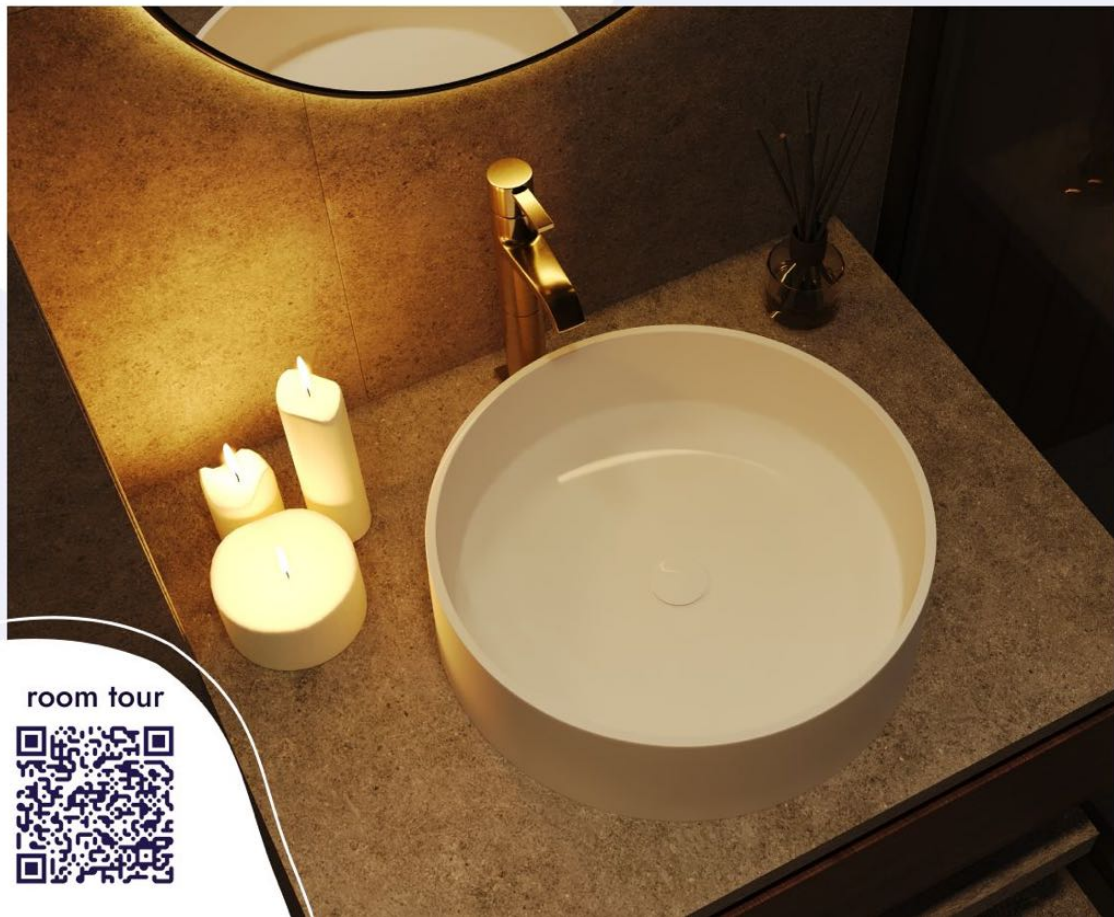
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WHAT'S INCLUDED IN THE PRICE



Full legal support



Design and
development design
projects



Construction and
technical supervision
of the facility



Interior decoration
and furniture



Development of a business
plan for facility
management after delivery



Services for opening
a company, current
account, work visas

HOW DOES THE PURCHASING PROCESS WORK

RUN-UP

- 01 Choosing and booking a villa
- 02 Due diligence: Checking documents for compliance with land use and sales restrictions
- 03 Signing a land lease agreement

- 04 Payment 30% (initial contribution)
- 05 Interest-free payments before the end of construction
- 06 Delivery of the object
- 07 Management of your property
- 08 Payment of profits

-3%

**Discount
for one-time 100%
payment**